



12820 NORTHEAST 100TH STREET SHORT PLAT

A PORTION OF THE SE1/4 - SE1/4 SEC. 33, TWP. 26N., RNG. 5E. W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

Short Plat City of Kirkland

FILE NO: SUB14-_____

CITY OF KIRKLAND
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

EXAMINED, REVIEWED, AND APPROVED BY THE CITY OF KIRKLAND PURSUANT TO THE
SHORT SUBDIVISION PROVISIONS OF TITLE 22 (LAND SUBDIVISION), KIRKLAND
MUNICIPAL CODE, THIS _____ DAY OF _____, 20____.

DIRECTOR, DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

DEPARTMENT OF ASSESSMENT
EXAMINED AND APPROVED THIS ____ DAY OF _____, 20____.

KING COUNTY ASSESSOR

Dedication:

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED BEING ALL OF THE OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SHORT SUBDIVISION MADE HEREBY, AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN HEREON IN THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF THE PUBLIC ALL THE EASEMENTS AND TRACTS SHOWN ON THIS SHORT PLAT FOR ALL PUBLIC PURPOSES AS INDICATED HEREON, INCLUDING BUT NOT LIMITED TO PARKS, OPEN SPACE, UTILITIES AND DRAINAGE UNLESS SUCH EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO A PERSON OR ENTITY OTHER THAN THE PUBLIC.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS, AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THIS SHORT SUBDIVISION OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF KIRKLAND.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS TO INDEMNIFY AND HOLD THE CITY OF KIRKLAND, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY DAMAGE, INCLUDING ANY COSTS OF DEFENSE, CLAIMED BY PERSONS WITHIN OR WITHOUT THIS SHORT SUBDIVISION TO HAVE BEEN CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DRAINAGE, OR SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, CONSTRUCTION OR MAINTENANCE OF THE ROADS WITHIN THIS SHORT SUBDIVISION. PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSTRUED AS RELEASING THE CITY OF KIRKLAND, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR IN PART FROM THE NEGLIGENCE OF THE CITY OF KIRKLAND, ITS SUCCESSORS, OR ASSIGNS.

THIS SUBDIVISION DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNER.

IN WITNESS WHEREOF WE SET OUT HANDS AND SEALS.

JOHN BAYS
BENJAMIN RYAN COMMUNITIES, LLC

BY: _____
CONSTRUCTION LOAN SERVICES, LLC

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED JOHN BAYS TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PRESIDENT OF BENJAMIN RYAN COMMUNITIES, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME

ACKNOWLEDGEMENT:

STATE OF WASHINGTON }
COUNTY OF _____ } SS

ON THIS _____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED _____ TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE _____ OF CONSTRUCTION LOAN SERVICES, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES THE PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE/SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE
OF WASHINGTON, RESIDING IN _____
MY COMMISSION EXPIRES: _____

PRINT NOTARY NAME

Description:

LOT 7, SUNSET PARK, CITY OF KIRKLAND SHORT PLAT NO. SS-89-141, RECORDED MAY 22, 1990, UNDER RECORDING NO. 9005229001, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7, BEING THE TRUE POINT OF BEGINNING:
THENCE NORTH 01°51'27"EAST, A DISTANCE OF 81.00 FEET;
THENCE NORTH 51°39'02"EAST, A DISTANCE OF 57.65 FEET;
THENCE SOUTH 88°25'27"EAST, A DISTANCE OF 48.00 FEET;
THENCE SOUTH 59°02'13"EAST, A DISTANCE OF 28.50 FEET;
THENCE SOUTH 45°22'07"EAST, A DISTANCE OF 30.78 FEET;
THENCE SOUTH 01°51'27"WEST, A DISTANCE OF 83.00 FEET;
THENCE NORTH 88°25'27"WEST, A DISTANCE OF 139.5 FEET, TO THE TRUE POINT OF BEGINNING.

(BEING LOT 7, CITY OF KIRKLAND LOT LINE ALTERATION, RECORDED MAY 20, 1992, UNDER RECORDING NO. 9205201000).

Surveyor's Notes:

- The monument control shown for this site was accomplished by field traverse utilizing a three (3) second theodolite with integral electronic distance measuring meter (Trimble 5-3) and Real Time Kinematic (RTK) / Static Global Positioning System (GPS). Linear and angular closure of the traverses meet the standards of WAC 332-130-090.
- Utilities other than those shown may exist on this site. Only those which are visible or having visible evidence of their installation are shown hereon.
- This survey represents physical improvement conditions as they existed September 22, 2014, the date of this field survey.
- Full reliance for legal descriptions and recorded easements have been placed on the title report from First American Title Insurance Company Commitment order No. 4262-2312673, dated August 28, 2014. No additional research has been attempted.
- Offset dimensions shown hereon are measured perpendicular to property lines.

City Plat Notes:

- ADDRESSING SHALL BE IN ACCORDANCE WITH KIRKLAND BUILDING DIVISION POLICY MANUAL NUMBER 9.001, ASSIGNMENT OF STREET NUMBERS AND ROAD SIGNAGE.
- UTILITY MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SANITARY SEWER OR STORM WATER STUB FROM THE POINT OF USE ON THEIR OWN PROPERTY TO THE POINT OF CONNECTION IN THE CITY SANITARY SEWER MAIN OR STORM WATER MAIN. ANY PORTION OF A SANITARY SEWER OR SURFACE WATER STUB, WHICH JOINTLY SERVES MORE THAN ONE PROPERTY, SHALL BE JOINTLY MAINTAINED AND REPAIRED BY THE PROPERTY OWNERS SHARING SUCH STUB. THE JOINT USE AND MAINTENANCE SHALL RUN WITH THE LAND AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGN.
- PUBLIC RIGHT-OF-WAY SIDEWALK AND VEGETATION MAINTENANCE: EACH PROPERTY OWNER SHALL BE RESPONSIBLE FOR KEEPING THE SIDEWALK ABUTTING THE SUBJECT PROPERTY CLEAN AND LITTER FREE. THE PROPERTY OWNER SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE OF THE VEGETATION WITHIN THE ABUTTING LANDSCAPE STRIP. THE MAINTENANCE SHALL RUN WITH THE LAND AND WILL BE BINDING ON ALL PROPERTY OWNERS WITHIN THIS SUBDIVISION, INCLUDING THEIR HEIRS, SUCCESSORS AND ASSIGNS.

RECORDING CERTIFICATE:

Recording No. _____
Filed for record this _____ day of _____, 2014 at ____ : ____
____ M. in book _____ of Surveys at page _____ at the request of
Stephen H Woods, PLS

Manager

Superintendent of Records

LAND SURVEYOR'S CERTIFICATE:

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of John Bays in August 2014.

Stephen H Woods
Certificate No. 38965



CONTOUR
ENGINEERING • LLC
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
3309 56th Street NW Suite 106 61g Harbor WA 98335
Phone: 253-857-5454 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: J Kieswetter	CHECKED BY: S Woods
DATE: SEPT 24, 2014	JOB NAME: 14-194
SCALE: NA	JOB NO.: 14-194B

INDEX DATA:
SE-SE 33, T26N, R5E, WM

SURVEY FOR:
BENJAMIN RYAN COMMUNITIES
10011 BRIDGEPORT WAY SOUTHWEST
SUITE 1500-212
LAKEWOOD, WA 98499

KING COUNTY, WASHINGTON

SHEET 1 OF 2



12820 NORTHEAST 100TH STREET SHORT PLAT

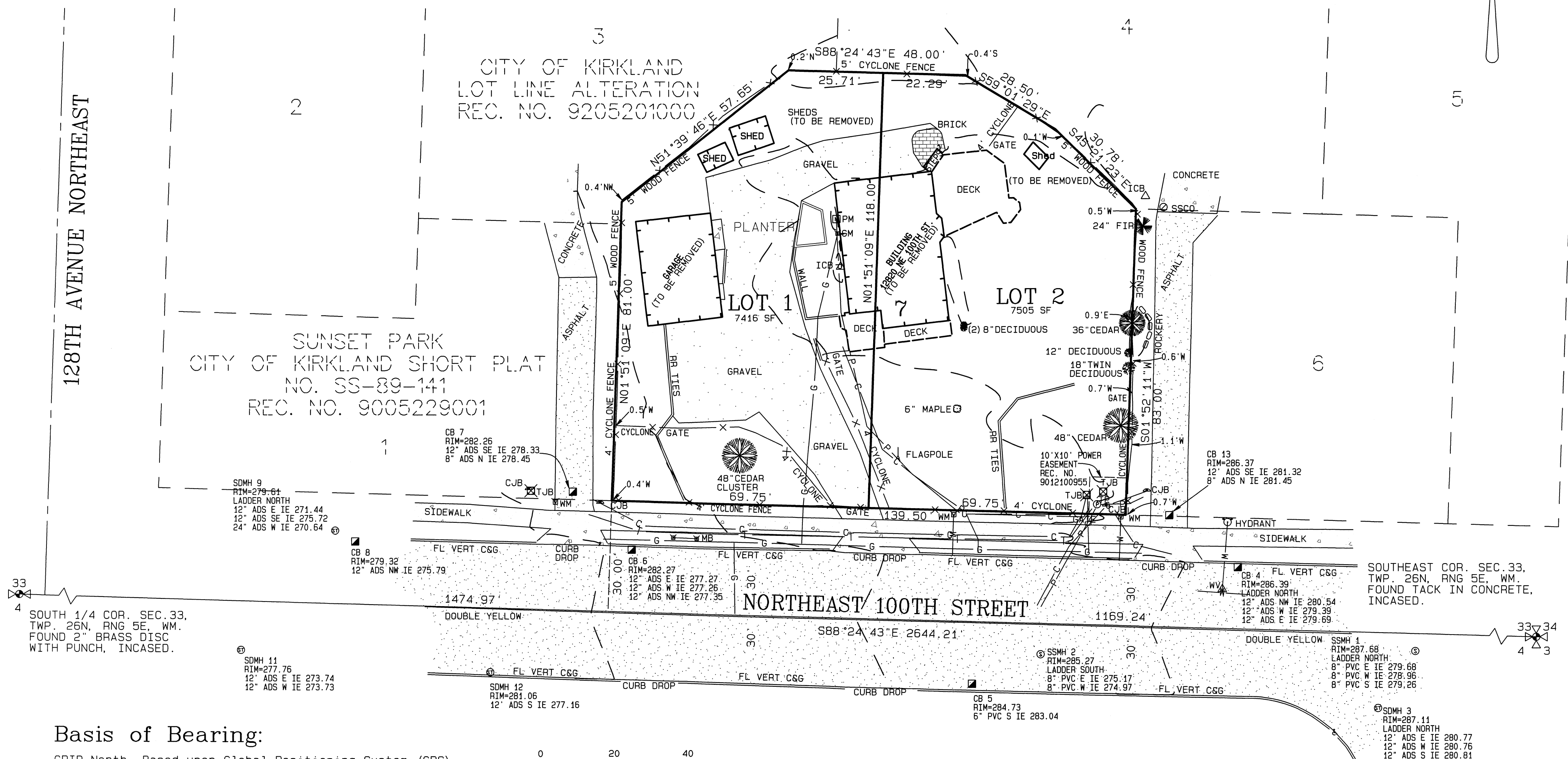
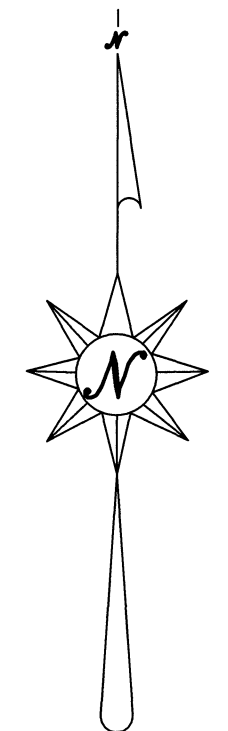
A PORTION OF THE SE1/4 - SE1/4 SEC. 33, TWP. 26N., RNG. 5E. W.M.
CITY OF KIRKLAND, KING COUNTY, WASHINGTON

Vertical Datum:

BASE:
COK 32: FOUND 3/8" PLUG IN CONCRETE, INCASED
AT STREET INTERSECTION OF NE 100TH STREET
AND 116TH AVENUE NE.
ELEVATION 354.889 (NAVD 88)

Legend:

- | | | |
|---|-----------------------------------|----------------------------------|
| ● = Found monument. Visited 9-22-14 | ⊗ = Storm Drainage Manhole (SDMH) | -P- = Power paint mark |
| ● = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR 38965" | ■ = Catch basin (CB) | □ = Power meter |
| ⊗ = Gas meter (GM) | △ = Water valve (WV) | ⊗ = Cable junction box (CJB) |
| -G- = Gas paint mark | ⊗ = Water meter (WM) | ⊗ = Telephone junction box (TJB) |
| ⊗ = Sanitary Sewer Clean Out (SSCO) | ⊗ = Hydrant (FH) | -C- = Cable paint mark |
| ⊗ = Sanitary Sewer Manhole (SSMH) | △ = Irrigation control box (ICB) | -T- = Telephone paint mark |
| | -W- = Water paint mark | |



Basis of Bearing:

GRID North. Based upon Global Positioning System (GPS) Lambert Grid Washington State North Zone coordinates. A convergence angle of ZERO counterclockwise was applied at an 3/8" PLUG IN CONCRETE, INCASED AT THE SOUTHWEST corner of Section 33, Township 26 NORTH Range 5 East of the Willamette Meridian. The North American Datum of 1983/1991 (NAD 83/91) grid coordinates were found to be 254479.350 / 1307168.660 at that point. The inverse of both the sea level correction factor of 0.9999700309 and the grid scale factor of 0.9999867764 was applied to the grid coordinates for shown ground distances.



SCALE:
1" = 20'



CONTOUR
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CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS
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Phone: 253-857-5434 Fax: 253-509-0044 info@contourpllc.com

DRAWN BY: J Kieswetter	CHECKED BY: S Woods
DATE: SEPT 24, 2014	JOB NAME: 14-194
SCALE: 1" = 20'	JOB NO.: 14-194b

INDEX DATA:
SE-SE 33, T26N, R5E, WM

SURVEY FOR:
BENJAMIN RYAN COMMUNITIES
10011 BRIDGEPORT WAY SOUTHWEST
SUITE 1500-212
LAKEWOOD, WA 98499

KING COUNTY, WASHINGTON

SHEET 2 OF 2